



**CITY OF SUNNYVALE
REPORT
Planning Commission**

December 12, 2005

SUBJECT: **2005-1119** – Application located at **764 Londonderry Drive** (near Heron Ave) in an R-0 (Low-Density Residential) Zoning District.

Motion Design Review on a 5,922 square-foot site to allow the construction of a new two-story home totaling 3,533 square feet resulting in 60% Floor Area Ratio where 45% may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions Two-Story Single Family Home

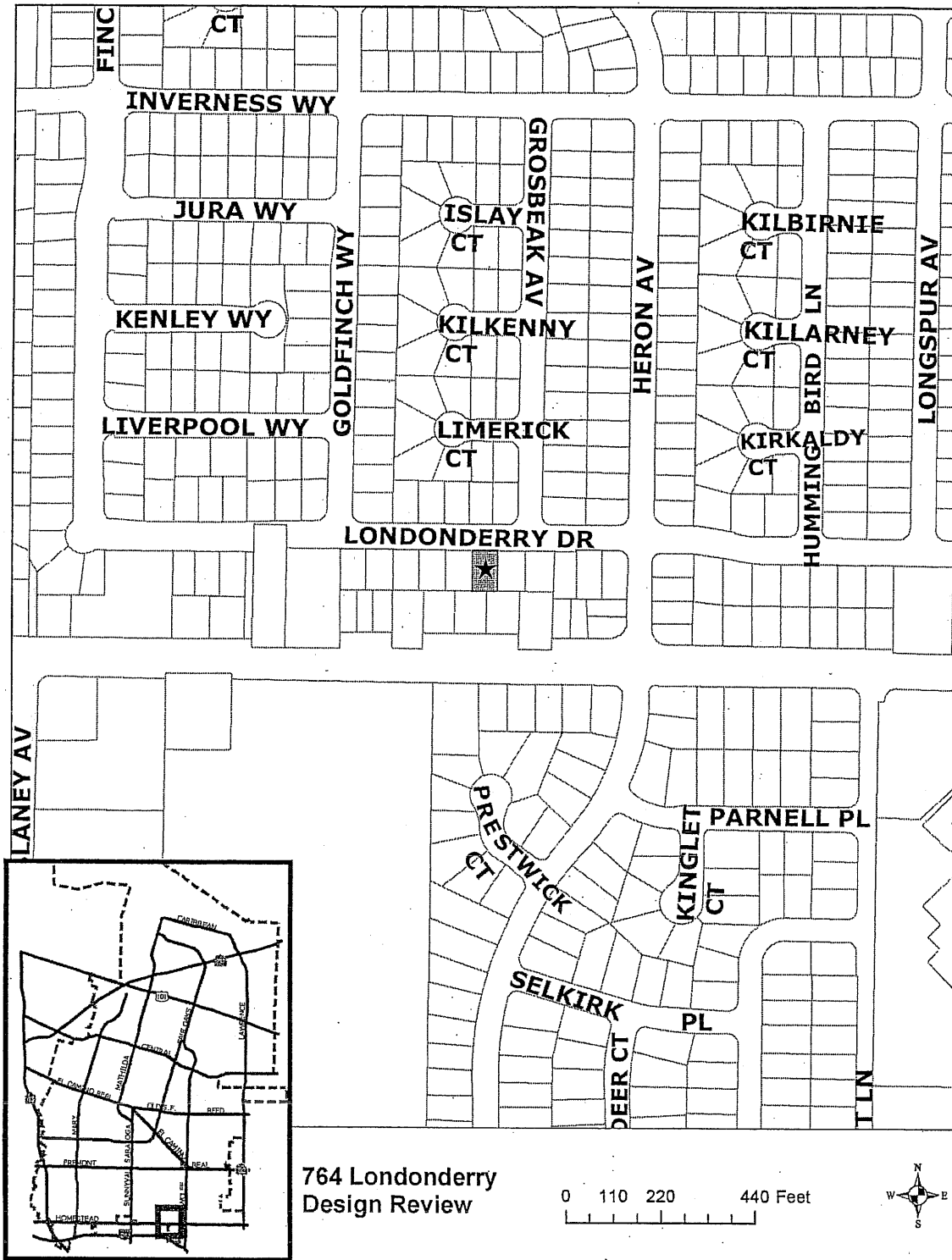
Surrounding Land Uses

North	One-Story Single-Family Home
South	Two Two-Story Duplex Properties
East	One-Story Single-Family Home
West	One-Story Single-Family Home

Issues Compatibility, Aesthetics

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,922	Same	6,000 min.
Gross Floor Area (s.f.)	1,917	3,533	No max.
Lot Coverage (%)	19%	27%	40% max. with a two-story home
Floor Area Ratio (FAR)	32%	60%	45% max. without PC review
Building Height (ft.)	Approx. 23'	22'6"	30' max.
No. of Stories	2	2	2max.
Setbacks (First/Second Facing Property)			
Front	20'6"/19'	20'6"/28'6"	20' min./25' min.
Left Side	6'/6'	4'/7'	4' min. (12' total)/ 7' min. (18' total)
Right Side	6'/25'	8'/11'	4' min. (12' total)/ 7' min. (18' total)
Rear	20'/36'	27'6"/27'6"	20' min. (10' permitted with 25% encroachment) / 20' min
Parking			
Total Spaces	4	6	4 min.
Covered Spaces	2	3	2 min.

ANALYSIS

Description of Proposed Project

The proposed project is for a new 3,533 square foot two-story home which results in a total floor area ratio (FAR) of 60%. The proposal includes the demolition of the existing home. All proposed new homes or additions that exceed 45% FAR shall be reviewed by the Planning Commission

Background

Previous Actions on the Site: There are no previous planning applications related to this site.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include the demolition and construction of new single family homes.

Design Review

Site Layout: The existing two-story home is located on a mid-block lot at 764 Londonderry Drive. The proposed home is setback 20'6" from the front property line. As noted in the "Data Chart", all setbacks for the R-0 Zoning District are met. The second story is setback an additional eight feet from the front of the first story and three feet along the sides.

The floor plan consists of four bedrooms and three and one-half bathrooms. Staff has included Condition of Approval #1D that requires a clerestory window (bathroom) be used the along the left side of the second-story (east elevation). A higher window sill height should mitigate any possible privacy impacts to the adjacent neighbor.

The following Guidelines were considered in analysis of the project site design.

Design Policy or Guideline (Site Layout)	Comments
3.4 S. Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the reminder of the home.	The second story is positioned 8 feet beyond the first story and mostly over the living area of the home.

Architecture: The proposed architecture is simple and contemporary in style. A hipped roof design is carried over within the first and second stories on each elevation. See elevations on page 4 of Attachment C. An entry porch area is also defined along the front elevation. The building will be constructed predominantly with stucco material. Staff has included Condition of Approval #3A to require additional color variation between the main façade of the structure and the detailing around the windows. An additional Condition of Approval #3C requires an alternative base material to be utilized to break up the stucco façade which is utilized for the majority of the new home. The applicant may propose a stone, brick or similar alternative material to meet this condition. Staff has also required additional detail in form of divided lights or window trim along the front elevation (Condition of Approval #3D).

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques (Architecture)	Comments
3.4 F. Second Floors - New homes and second story additions constructed adjacent to smaller homes should maintain a one story profile adjacent to the one story homes as a transition to any two story building element	The proposed home will be slightly shorter than the existing two-story home at 22'6". The proposed roof pitch and increased setbacks along the front and portion of the left side of the new home will provide a less imposing view of a new two-story home adjacent to two one story homes.

Single Family Home Design Techniques (Architecture)	Comments
3.4 I. <i>Second Floors - Long second story walls should have horizontal offsets at every twenty-four feet. Offsets should generally be a minimum of two feet deep and six feet wide</i>	The proposed home provides a small offset along the front elevation of the second-story. Condition of Approval #3E requires additional horizontal offsets along the second story to help break up the wall.
3.9 C. <i>Decorative Elements - The use of building bases is encouraged for homes constructed largely of stucco. Bases may be composed of projected wall planes at the building base, special materials such as stone, and projecting mouldings.</i>	Staff has included a condition of approval that requires an alternate material along the base of the new structure. A form of stone, brick or other material will help add interest to a mostly stucco façade.

Landscaping: The proposed project does not include any modifications to the existing landscaping of the site. No significant trees will be removed in conjunction with this project. A tree protection plan is required at the time of submittal for building permits (Condition of Approval #1C).

Parking/Circulation: The proposed home will exceed minimum parking requirements with a three-car garage and a three-car driveway apron.

Compliance with Development Standards/Guidelines: The proposed project meets all standard development requirements for properties located within R-0 Zoning District. The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 60% FAR is, therefore, in conformance with R-0 development standards upon approval of the Design Review by the Planning Commission. The two-story house also would not interfere with solar access to the rooftop of any structure on nearby properties as required per the Sunnyvale Municipal Code Chapter 19.56.020.

Expected Impact on the Surroundings: The new two-story home should not significantly impact the neighborhood as the site is currently developed with a two-story structure; however, the proposed home will be approximately 1,600 square feet larger than the existing home. Additional conditions recommended by staff will further enhance the view of the new structure from the street.

A proposal at 1614 Grosbeak Avenue for 60% F.A.R (larger home) was reviewed and approved by the Planning Commission in January of this year. Although larger; the design of the home adequately addressed scale and mass through improved detail and floor plan configuration. The neighborhood also contains

more recently designed homes in the area that range from 55 to 60% F.A.R that incorporate newer design techniques. For this proposal, staff has included conditions of approval to improve the design through added articulation and enhancement. Ultimately, the new home should blend in with a neighborhood that will continue to see future reinvestment.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Staff has not received any written comments from the public regarding this proposal.

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 7 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review

Recommendation

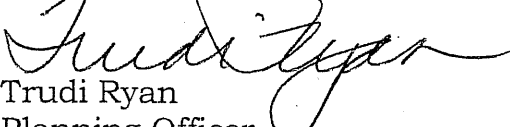
Alternative 1.

Prepared by:



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Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Site Photos

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As conditioned, the proposed home will be compatible to the neighboring one-story homes in scale and bulk.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home meets all the required setbacks. The two-story bathroom window along the left (east) side shall be modified to clerestory to improve any possible privacy impact to the adjacent neighbor. A higher window sill height should
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage and parking area are located at the front of the home
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The newly constructed home will utilize stucco material and a 50 year composition roof material as conditioned.
<i>2.2.7 Preserve mature landscaping</i>	Significant landscaping exists on site.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- C. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.
- D. Modify second story bathroom window along left side (east elevation) to clerestory style.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits
- B. Obtain necessary encroachment permit from the Department of Public Works for any off-site improvements.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Utilize alternative color variation between the main façade of the structure and the detailing around the windows. Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to issuance of a building permit.

- B. Roof material shall be 50-year dimensional composition shingle or equivalent warranty material providing texture and shadow effect, or as approved by the Director of Community Development.
- C. Provide an alternative base material consisting of stone, brick or similar material.
- D. Additional detail in the form of divided lights or window trim shall be provided.
- E. Integrate additional horizontal offsets along the second-story.